

035.A

0001

0017.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

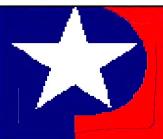
433,200 / 433,200

USE VALUE:

433,200 / 433,200

ASSESSED:

433,200 / 433,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
67		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: JIAO YANG &		
Owner 2: LIU QIZHI		
Owner 3:		
Street 1: 67 BROADWAY UNIT 1		
Street 2:		

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y  
Postal: 02474 Type:**PREVIOUS OWNER**

Owner 1: VANSCHAICK ROBERT &amp; -

Owner 2: MACMILLAN MAUREEN -

Street 1: 67 BROADWAY UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry  
Postal: 02474**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Vinyl Exterior and 1098 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7321																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	433,200			433,200		316621
							GIS Ref
							GIS Ref
							Insp Date
							12/18/17

PREVIOUS ASSESSMENT		Parcel ID		035.A-0001-0017.1		!16081!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	433,200	0	.	433,200	Year end
2021	102	FV	420,900	0	.	420,900	Year End Roll
2020	102	FV	414,700	0	.	414,700	414,700 Year End Roll
2019	102	FV	431,100	0	.	431,100	431,100 Year End Roll
2018	102	FV	381,500	0	.	381,500	381,500 Year End Roll
2017	102	FV	348,000	0	.	348,000	348,000 Year End Roll
2016	102	FV	348,000	0	.	348,000	348,000 Year End

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
VANSCHAICK ROBE	138-100		2/1/2016		407,000
VANSCHAICK ROBE	40-15		7/11/2014	Family	No No

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
12/18/2017										Measured	DGM	D Mann					
6/2/2017										SQ Returned	EMK	Ellen K					

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: BEIGE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2									
Year Blt: 1909	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G16	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB					
Const Mod:				% Own: 33.30000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
<b>INTERIOR INFORMATION</b>				Phys Cond: VG - Very Good	4.6 %			Interior:	1	5	2						
Avg Ht/FL: STD				Functional:		%		Additions:									
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:									
Sec Int Wall:	%			Special:		%		Baths:									
Partition: T - Typical				Override:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Total:	4.6 %			Electric:									
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:									
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:									
Subfloor:				Size Adj.: 1.35000002				Totals	1	5	2						
Bsmnt Gar:				Const Adj.: 0.97010303													
Electric: 3 - Typical				Adj \$ / SQ: 399.440													
Insulation: 2 - Typical				Other Features: 66000													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 0.89999998													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100	% AC:			Adj Total: 454127													
Solar HW: NO	Central Vac: NO			Depreciation: 20890													
% Com Wal	% Sprinkled			Depreciated Total: 433237													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:			Year:										
<b>PARCEL ID</b> 035.A-0001-0017.1																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																	
																	